



July 28, 2004 BS

**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04SR0323

Stephen Amos Miller, Jr.

**Bermuda Magisterial District
2651 Velda Road**

REQUEST: Renewal of Manufactured Home Permit 97SR0168 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicant shall be the owner and occupant of the manufactured home.
- 2. Manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 2651 Velda Road. Tax ID 794-666-2833 (Sheet 18).

Existing Zoning:

R-7

Size:

0.9 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential

South - C-3; Residential

East - R-7; Vacant

West - R-7; Residential

Utilities:

Public water and sewer

General Plan:

(Jefferson Davis Corridor Plan)

Community Commercial Use

DISCUSSION

The applicant is requesting renewal of Manufactured Home Permit 97SR0168 to park a manufactured home in a Residential (R-7) District. The first permit was issued to the applicant on February 26, 1997. However, others have parked a manufactured home on this property with approved permits since 1974.

The manufactured home is located on property belonging to the applicant.

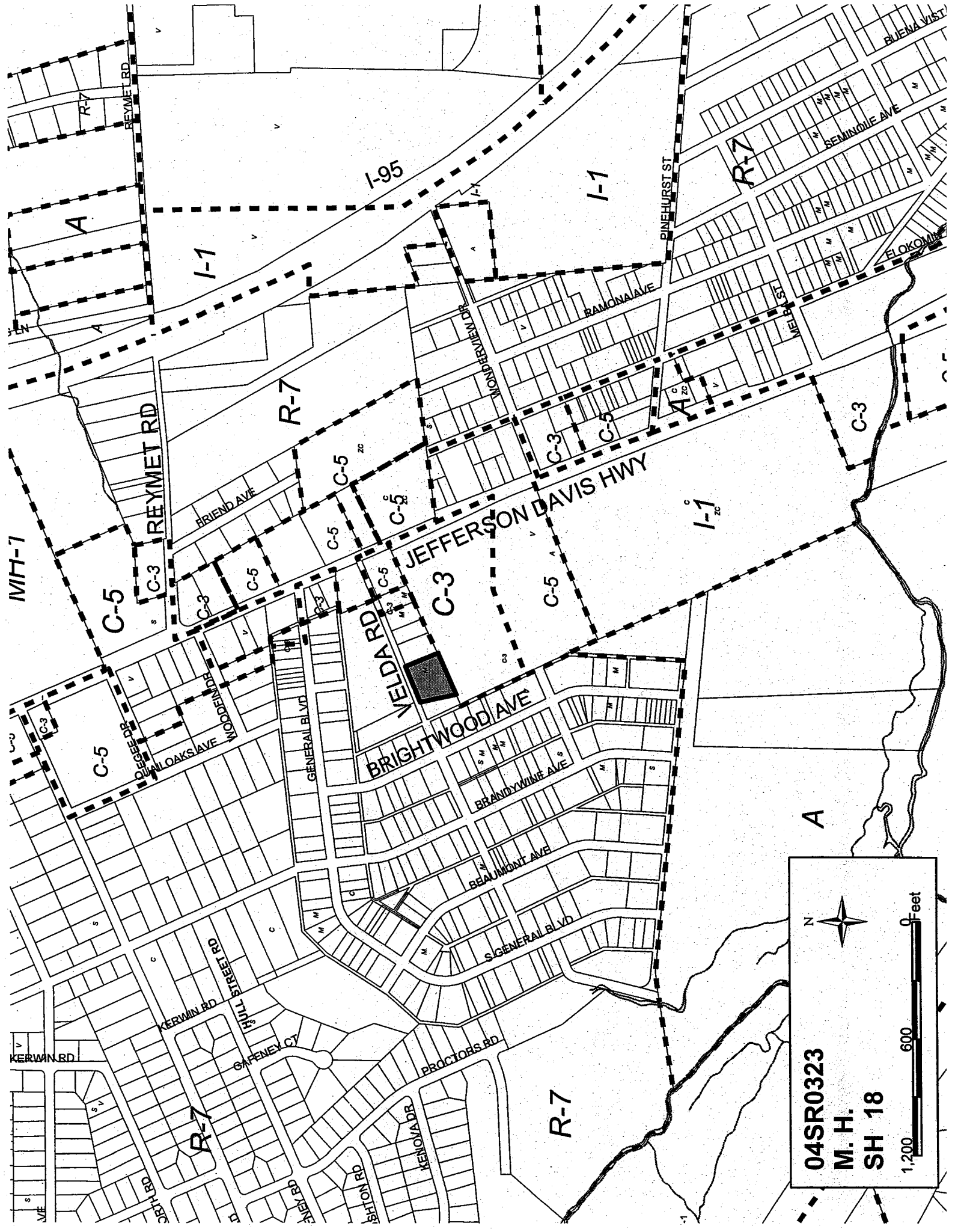
This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Jefferson Davis Corridor Plan for community commercial use. Adjacent properties are zoned Residential (R-7) and Community Business (C-3).

This is an older, well established, residential area. The majority of the dwellings in this area are manufactured homes as opposed to frame or brick dwellings.

If this were a new request, staff would recommend denial; however, since a manufactured home has been parked on the subject property since the 1970's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling and if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



04SR0323
M. H.
SH 18

N

1,200 600 Feet

VELDA ROAD

